

REGULAR MEETING

and

QUARTERLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - June 26, 1963 -- 8:00 A.M.
Conference Room - City Hall

Members present: Messrs. Robt. Baker and Art Hadden, and
Mrs. Robt. Russell and Mrs. Grace Smith.
Members absent: Messrs. Ray Meacham, Elmer Nelson, and Vic Colony.
Also present: Development Director Don Warner, Building Inspector
J. E. Stockton, and a group of interested citizens.

MINUTES

Minutes of the May 29, 1963 meeting were read. A correction was made in the last item, noting that the trees referred to were located on Glenwood Avenue instead of North Avenue. Motion was made by Mrs. Smith and seconded by Mrs. Russell that the minutes as read, with correction noted, be approved as written. Motion carried.

ZONING HEARING OPENED

Chairman Baker declared the zoning hearing opened on 7th and Wellington, and the south 40 ft., Lot 6, Block 1, Bookcliff Park.

7th & Wellington Zoning Tabled Until Next Regular Meeting.

Development Director Warner gave a brief description of B-1 zoning which had been proposed for this area and the reasons for proposing this zoning. Mr. Al Cox and Mr. J. E. Stockton spoke briefly in favor of the proposed zoning. Mr. Stockton also mentioned that Mr. Naff, another property owner within the district, was also in favor of B-1 zoning.

Mr. and Mrs. James Robb and Mr. and Mrs. Fred Griffin who own property within the area spoke against the proposed zoning. Others who opposed the B-1 zoning but who do not own property within the area were Mr. and Mrs. Leman Porter, Mrs. Taylor, and Mr. Steve Johnson. All were in favor of a residential zoning for the area.

(NOTE: TAPE RECORDING OF ENTIRE HEARING IS ON FILE IN DEVELOPMENT DIRECTOR'S OFFICE)

Mrs. Russell asked if all were familiar with the process necessary to rezone property later on, if it is so desired, and the expense involved. All present were familiar with this requirement.

Action on this matter was tabled by the Planning Commission until the next regular meeting of the Commission in order to give it further study and also to discuss it with the three members of the Commission who were unable to be at this meeting.

S 40' Lot 6, Blk 1, Bookcliff Park Sub Recommended for B-2 Zoning

Mr. Warner explained that at the time the zoning map was prepared, an error had been made in this zoning line and this request was merely a technicality in order to locate the zoning line on the alley line. Mr. Bruce Brownson, owner of the property, was present and concurred with Mr. Warner's explanation.

Motion was made by Mr. Hadden that the Planning Commission recommend to the City Council that the south 40 feet of Lot 6, Block 1, Bookcliff Park Subdivision be changed from B-1 to B-2 zoning. Motion was seconded by Mrs. Russell, and carried.

ACCEPT PRELIMINARY PLOT PLAN, SUBDIVISION 7th & CENTER

Development Director Warner reported that Gerard Pesman had presented a preliminary plot plan for an Orthopedic Clinic at North 7th Street and Center Avenue. He said that special attention is being given to see that all stipulations of lay-out, Public Service and Telephone Co. services are adhered to and conform with the engineer's recommendations.

Motion was made by Mrs. Smith that the Planning Commission recommend acceptance of this preliminary plat with the stipulation that the engineer's recommendations be followed in preparing the final plot plan. Motion was seconded by Mr. Hadden, and carried.

RECOMMEND REVOCABLE PERMIT BE GRANTED COLO WHSL GROC FOR RAMP

Chairman Baker read a letter from the Colorado Wholesale Grocery Company requesting permission to build a concrete ramp next to their loading dock on Colorado Avenue west of First Street. Mr. Warner said that he had discussed this with Chief Karl Johnson and he had approved the ramp because of the type use allowed in the area but had suggested that it should be scotch lighted.

Motion was made by Mr. Hadden that the Planning Commission recommend to the City Council that this revocable permit be granted for a concrete ramp to be built according to the specifications as stated in their letter and according to any stipulations which the Chief of Police might require. Motion was seconded by Mrs. Russell, and carried.

REQUEST FOR INFORMATION

A gentleman was present asking the Commission's thinking on a proposed barber shop at 15th and Texas. The area is now zoned R-1-C and Gilbert's Market is a non-conforming use in this area. It was explained that barber or beauty shops are not classified as "home occupations" and it would therefore require a zoning change for a barber shop to be allowed in the area. It was the general feeling of the Commission that any rezoning of this type would constitute "spot zoning" and that this would not meet with their approval.

ADJOURNMENT

The meeting adjourned at 10:30 a.m.